

LAND DEVELOPMENT COMMITTEE

MARCH 12, 2008

Present: + John A. Cimino, Chairman, Mercer County Planning Board
+ Bill Agress, Vice-Chairman, Mercer County Planning Board
+ Edward W. Fedorko, Jr., Member, Mercer County Planning Board
— Donna Lewis, Planning Director, Mercer County Planning Division
+ Greg Sandusky, Mercer County Engineer

<u>Type of Development</u>	<u>Name of Development</u>	<u>Municipality/Street/Block/Lot</u>
1. Site Plan MC # 08 – 207	JAMAC, LLC	Hopewell Borough 153 West Broad Street Block 25, Lot 1.01

Approved: Site improvements to an existing business to include adding landscaping areas, outlining the existing parking with curbing and adding new curb along the frontage of the property. The existing structure will remain the same.

2. Site Plan MC # 08 – 403	Popeyes Restaurant	Ewing Township 1605 North Olden Avenue Block 13. Lots 24 & 26
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Approved with conditions: Demolition of an existing 6,420 (sf) building and construction of a new 2,396 (sf) building for the Popeyes Restaurant with 14 parking spaces and a drive-thru window.

3. Site Plan MC # 08 – 502	B-Circle Assocs. LLC DSI Renal, Inc.	Lawrence Township Princeton Avenue Block 301, Lot 18.01.4
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Approved with conditions: Construction of a 7,020 (sf) office building with 33 parking spaces

4. Site Plan & Subdivision MC # 08 - 901	JAMM Realty Corp.	Robbinsville Township Gordon Road Block 41, Lots 15.01; 15.02 & 15.03
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Approved with conditions: Subdivision of a 61 (ac) property to create two (2) conforming lots within the PCD zone and construction of two (2) warehouse/office buildings of 283,500 (sf) and 297,000 (sf) with 200 parking spaces for both passenger vehicle and tractor trailer throughout the site.

5. Major Subdivision MC # 08 – 208	Pennington Hills I & II (a.k.a. Presidential Hills Phase II)	Hopewell Township 11 Madison Avenue Block 72, Lot 1.12, 1.19, 1.20 & 1.21
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Approved with conditions: Amendment to the existing subdivision to vacate right-of-way (ROW) by the Township and add the property from the ROW to the existing adjacent lots.

6. Site Plan MC # 08 – 209	Lucash-Montgomery Builders, LLC	Hopewell Township 340 Pennington-Rocky Hill Rd. Block 45, Lot 1.02
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Approved: Site improvements for change of use to office use, to include creation of ten (10) parking spaces and restoration of three (3) existing buildings.

<u>Type of Development</u>	<u>Name of Development</u>	<u>Municipality/Street/Block/Lot</u>
7. Site Plan MC # 08 – 210	Scafa, David & Elizabeth	Hopewell Township 54 Route 31 North Block 49, Lot 8

Approved: Site Plan to include a 326.2 (sf) addition to the existing office building for handicapped accessibility and creation of ten (10) parking spaces. Total building will be 2,322.68 (sf) within the Office/Commercial zone.

* Applicant granted county extension to review the subject application at the March 12, 2008 meeting.

** The Land Development Committee reserves the right to remove an application from this agenda if the a applicant fails to provide the missing items at or before this meeting that are necessary to make the subject application complete.